

## **Department of Planning and Community Development Documents Library – Document Cover Sheet**

**Title of Document:** Conservation Plan for the Lamberts Point Conservation Project

**Prepared By:** Norfolk Redevelopment and Housing Authority

**Prepared For:** NRHA and City of Norfolk

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Planning and Community Development.

**CONSERVATION PLAN**  
**LAMBERTS POINT CONSERVATION PROJECT**

**January 1994**

**NRHA**

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**NORFOLK, VIRGINIA**

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Plan Exhibit No. 1A - Land Acquisition List
2. Plan Exhibit No. 2 - Proposed Land Use Plan
3. Plan Exhibit No. 3 - Lamberts Point Neighborhood  
Conservation Project  
Rehabilitation Standards

CONSERVATION PLAN  
LAMBERT POINT CONSERVATION PROJECT  
NORFOLK, VIRGINIA

A. Description of Project

1. Boundaries of the Lamberts Point Conservation Project Area

Beginning at the point of intersection of the eastern line of Powhatan Avenue and the southern line of 43rd Street; thence, southwardly along the eastern line of Powhatan Avenue to its intersection with the northern boundary of the Lamberts Point railyards right of way; thence, eastwardly along the northern boundary of the Lamberts Point railyards right of way to the western line of Hampton Boulevard; thence, northerly along the western line of Hampton Boulevard to its intersection with the southern line of 43rd Street; thence westwardly along the southern line of 43rd Street to the point of beginning.

## 2. Description of Existing Conditions

The Lamberts Point Conservation Project Area is located in the western section of the City of Norfolk adjacent to and south of Old Dominion University. The Conservation Project Area is generally bounded on the north by 43rd Street, on the east by Hampton Boulevard, on the west by Powhatan Avenue, and on the south by the Norfolk and Western Railway's Lamberts Point railyards. This area covers approximately 89 acres.

### HISTORY

The Lamberts Point neighborhood developed in the late 1800's and early 1900's as a result of the construction of coal and cargo piers in the area in 1886. Located just north of this industrial area, the neighborhood provided housing with easy access to railroad, wharf, and manufacturing uses. The greatest development impact on the neighborhood since World War II has been the growth of Old Dominion University. Expansion of the campus into the neighborhood began during the 1950's. Additional campus expansion took place in 1964 and 1975.

### LAND USE

The project area is primarily residential. Based on the 1990 Census of Housing and Population 36 percent of the housing stock was constructed during the 1980's, reflecting the rapid growth of off-campus student oriented housing in the neighborhood. Medium density apartment complexes are located along Bowdens Ferry Road

north of 38th Street. Institutional uses are located throughout the neighborhood. The principal commercial uses within project boundaries are located along the western side of Hampton Boulevard. In addition, light industrial uses have developed adjacent to the rail yards and a Hampton Roads Sanitation District treatment plant is located in the southwestern corner of the neighborhood.

Outside of the project area and adjacent to the project boundaries are some substantial non-residential land uses including Old Dominion University, the commercial corridor along the eastern side of Hampton Boulevard, Powhatan Field, and Norfolk and Western railyards.

Approximately 80 percent of the land in the Lamberts Point Project Area is zoned R-8 (single-family residence). 4 percent of the land area is zoned R-12 (multi-family). The remaining 16 percent is divided among commercial, industrial, and institutional uses. Approximately 79 percent of the residential structures in the project area are single family while 21 percent of the residential structures contain two or more units. Approximately three quarters of the residential units are occupied by renters, with only one fourth being owner-occupied. Of the rental properties, a high percentage of those north of 38th Street are occupied by University students.

The incursion of student housing into this older, passive



neighborhood has had a deleterious effect. The density has greatly increased. Parking is permitted on concrete pads surrounding the buildings. There is virtually no landscaping around the units and the overall impact is one of confused but constant activity with little or no thought about preserving the amenities of a residential neighborhood. Noise, trash, and an increase in crime have adversely affected the whole neighborhood.

An unhealthful mixture of land uses has developed. The multi-unit housing structures are unsettling the single family residences and the encroachment of light industrial uses adversely affects the residential area south of 38th Street. More disciplined land uses are badly needed.

#### BUILDING CONDITIONS

In November 1992, Authority staff conducted an exterior survey to determine the general condition of the properties within the Project Area. The exterior of every structure (residential and commercial) was visually inspected and classified based on staff observations. The following categories were used:

Good - structure is well-maintained, minimal exterior deterioration

Fair - structure in need of repairs beyond normal maintenance

Poor - structure has experienced extensive exterior deterioration and the economic feasibility for rehabilitation is unlikely

A total of 665 structures were surveyed in the Lamberts Point Conservation Project Area of which 74 percent (491) were single-family, 18 percent (119) were duplexes, and 8 percent (55) were multi-family, commercial, industrial, or institutional structures. Only eleven (11) percent or 73 structures were identified as being in apparent good condition.

A total of 73 percent or 483 structures were classified as being in fair condition, needing substantial repairs beyond normal maintenance. Deficiencies vary from structure to structure. Typical problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, painted surfaces with loose, cracked, or peeling paint, sagging or rotting porches and steps, leaning structures, and deteriorating building foundations.

Sixteen (16) percent or 109 structures are in such poor condition that rehabilitation appears infeasible and demolition is appropriate. Many of these deteriorated structures are vacant, contributing to residents' concerns for health and safety.

More comprehensive interior inspections by Authority staff may result in downgrading housing condition categories. Properties initially identified as being in good condition may have significant interior deficiencies while other properties identified as being in fair condition may be poor prospects for rehabilitation after interior inspections are conducted.

#### ENVIRONMENTAL CONDITIONS

There are significant problems in the condition of the environment in Lamberts Point which contribute to the deterioration of the neighborhood. Many segments of the public infrastructure in the area are in need of repair or replacement. Several streets need curbs, sidewalks, and repaving. Additional street trees are needed to complete the tree planting plan for the neighborhood and to better define the edge of the street and the beginning of private yards. Additional street lights are also needed.

Nearly all of the new duplexes constructed along the northern edge of the neighborhood lack adequate parking and have little or no landscaping. Parking is often located in front yards that have been paved. The new construction does not conform to any particular style or possess charm or character. Along the eastern and southern edges of the neighborhood, commercial and industrial uses become mixed among residential uses. These various uses dispersed among the more traditional style of housing in the neighborhood result in a cluttered and unattractive development

pattern.

There are approximately 79 vacant lots in the area. There is a need to encourage residents to clear these and other areas of significant amounts of trash, weeds, scrap building materials, abandoned cars and trucks, tires, broken glass, and dead trees which are a blighting influence on the neighborhood.

#### SOCIOECONOMIC CONDITIONS

Several socioeconomic characteristics provide further evidence of the decline which the Lamberts Point area has experienced. These characteristics are set out below to indicate the decline in stability of the area.<sup>1</sup>

##### Household Incomes/Poverty Levels

The 1984 median household income in Lamberts Point was \$17,892, approximately 72 percent of the City-wide median of \$24,883. The median Lamberts Point household income in 1989 was \$13,923 a drop to only 59 percent of the City-wide median of \$23,563. The percent of the total families within the neighborhood with incomes below the poverty level increased from 31 percent of the population in 1984 to 40.7 percent of the population in 1989 whereas the City-wide average decreased from 18.5 percent in 1984 to 15.1 percent in

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<sup>1</sup> The project area is located within Census Tract 25, which contains five Block Groups. Data is for Block Groups 1 through 4 unless otherwise noted. Although Block Group 5 includes one neighborhood block from the Lamberts Point Conservation Project Area, it has been excluded due to the presence of Old Dominion University dormitory housing (outside of the project area) that would effect the accuracy of the data.

1989 during this same period. Thus, average income declined and those below the poverty level increased.

### Population

Based on information derived from the General Development Plan for Lamberts Point, adopted January 28, 1992, there have been significant shifts in the neighborhood's demographics. While the city's overall population has decreased by two percent since 1980, Lamberts Point has seen a population increase of eleven percent. Also contrary to city wide trends, the neighborhood has had a significant increase in younger people- the population between the ages of 19 and 24. A comparison of 1980 and 1990 census data indicates that the white population in Lamberts point has more than doubled while the black population has decreased by twenty five percent. The 1990 census data indicates that the number of persons in the work force in Lamberts Point has decreased to a level 19.4 percent below the City-wide average. These shifts have been attributed to the increase in student-oriented housing built in the neighborhood over the past ten years.

### Households

Based on information from the 1992 City Directory, homeowners account for only 25 percent of all households within the study area. This compares with a City-wide average from the 1990 Census of 35 percent. Many of the homeowners in the Lamberts Point neighborhood are elderly and do not have the physical or financial

resources necessary to maintain their property, nor do many of the female heads of house who are stressed to raise their children, much less improve their homes. The number of female-headed households in Lamberts Point is twice the City-wide rate. The resulting lack of financial capability of the owners or renters to correct housing problems has been on-going for a number of years.

The increase of population in the 18-24 year age group indicates that many of the renters are college students. Students reside in a dwelling for a short period of time and, in most cases, do not have the interest or finances to maintain a residence. They do, however, own a great number of automobiles. The combination of the transient nature of the student and tenant population, the increased traffic, the relatively low incomes of the residents, the high proportion of renters, and the age and poor maintenance of the structures have resulted in a substantial deterioration of property in the Lamberts Point area.

#### SUMMARY

The Lamberts Point neighborhood continues to experience a decline in housing and environmental conditions. A combination of factors, including the age of the non-student housing stock, the high percentage of rental units, the lack of clear boundaries between residential and non-residential uses, and the decrease in household incomes have resulted in the deterioration of a majority of the structures. The overall condition of the neighborhood is declining

and without assistance and intervention will continue to deteriorate.

Experience with other Conservation Project Areas has shown that households with these characteristics are less able to maintain property and less able to obtain loans from conventional sources to make necessary repairs.

There is a compelling need for a concerted, comprehensive effort to improve the area, to upgrade conditions, and to reverse the decline which the area is experiencing.

### 3. Relationship to Definite Local Objectives

The Lamberts Point Neighborhood Conservation Plan provides for land reuses consistent with the General Development Plan for Lamberts Point. Plans for neighborhood rehabilitation are in keeping with and are supportive of the recommendations outlined in the General Development Plan for Lamberts Point, Adopted January 28, 1992.

Improvements to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public facility infrastructure will be accomplished within existing public rights-of-way or within land to be acquired to achieve project objectives.

## **B. Project Proposals**

### **1. Plan Objectives**

The objectives of the Lamberts Point Neighborhood Conservation Project are:

- a. the revitalization of a residential community experiencing decline and decay;
- b. the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards identified in the Conservation Plan;
- c. the acquisition of deteriorated property which is not feasible for rehabilitation;
- d. the development of new owner-occupied, attractive single family housing that is consistent with the goals of the neighborhood;
- e. the development of a strategy that will encourage and promote maintenance of residential units at the level outlined in the Lamberts Point Rehabilitation Standards;
- f. the construction of needed public improvements to enhance the livability of the area, to create a more attractive environment, and to upgrade the public infrastructure to serve the needs of the community;



- g. the development of a land use pattern that will address the tension created by institutional and industrial activities infringing on a residential neighborhood;
- h. the active participation of residents in the improvement and future development of their neighborhood through involvement with the development, approval, and implementation of the conservation program;
- i. the achievement of project activities and objectives by the end of the year 2015.

## 2. Property Acquisition

The Boundary and Land Acquisition Plan, Exhibit 1, identifies 137 properties to be acquired. The properties designated for acquisition are identified on the Land Acquisition List, Plan Exhibit 1A and are either blighted, designated for public uses or are being used in such a manner or are in such condition that their use or condition is inconsistent with the purposes of this Plan or of the Zoning Ordinances of the City of Norfolk.

In addition to these properties specifically designated for acquisition, deteriorating or blighted properties will be inspected to determine whether or not they comply with the provisions of the Conservation Plan Rehabilitation Standards (Exhibit 3). The owners of improved property who do not comply with the rehabilitation standards will be notified in writing of observed deficiencies and of the need to bring their property into compliance. In the event that the property has not been made to comply with the rehabilitation standards within one year after a written request for such compliance has been sent to the last known address of the owner, then the Authority may proceed to acquire the property by deed or condemnation. The Authority will resort to condemnation of improved properties only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property.

Certain vacant lots may be acquired which have been permitted to deteriorate in appearance to such an extent that their condition is inconsistent with the purposes and objectives of this Conservation Plan and whose owners either cannot be located, or upon request have failed or are unable to remedy such conditions for a period of not less than six months. These lots will be acquired by deed or, if marketable title cannot be conveyed or if agreement as to price cannot be reached, then by condemnation.

Upon acquisition of project property, whether by deed or condemnation, the Authority, at its discretion, will (1) sell or lease the property under a contract obligating the buyer to renovate any improvements thereon so as to bring them into conformity with the rehabilitation standards and the objectives of the Neighborhood Conservation Plan; or (2) demolish any structure or structures upon the property and then dispose of the land for redevelopment by private or public enterprise under terms and for uses which further the purposes of the Conservation Plan; or (3) renovate the improvements on the property to bring them into compliance with the rehabilitation standards; or (4) dispose of unimproved land for redevelopment by private or public enterprise under terms and for uses which further the purposes of the Conservation Plan.

In those instances where the property is acquired and subsequently resold to a private developer, the disposition documents will

contain appropriate restrictions to insure that rehabilitation is completed and that the property will be used in a manner consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than 40 years after the date of the deed of conveyance.

### 3. Financial and Technical Assistance

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation Standards for the Project Area. Property owners within the Project Area may request financial and/or technical assistance from the Authority to rehabilitate their property to the specifications in the Project Rehabilitation Standards. Financial Assistance in the form of below market interest rate loans and/or grants are provided to eligible homeowners through the Residential Rehabilitation Loan and Grant Program. The loans are for a term of 15 to 30 years and are evidenced by a note and secured by a deed of trust. Determination of eligibility for the type of loan and/or grant is made on an individual basis by the NRHA staff after meeting with the property owner and discussing the specifics of the program.

Comprehensive technical assistance is also offered by NRHA to property owners within the Project Area. At the property owner's request, an Authority staff member with extensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done with the owner

and the owner's selected contractor. Authority staff will, for its own benefit, make periodic inspections of the progress of the work in order to determine the appropriateness of making payments on its loan. For further information, property owners should contact the Norfolk Redevelopment and Housing Authority's Department of Neighborhood Conservation at 201 Granby Street, Norfolk, Virginia 23510.

#### 4. Exceptions to Strict Compliance

There may be cases where an individual owner-occupant of a unit containing from one to four dwelling units cannot obtain the financial resources to pay for the improvements required to bring the property into full compliance with the project rehabilitation standards but is willing and able to complete all work needed to satisfy those sections of the rehabilitation standards which protect the public health and safety. In such cases, the individual owner-occupant can submit an application for exception to the Project Coordinator for the Lamberts Point Neighborhood Conservation Project. Upon approval of the application the applicant may be issued a modified Certificate of Compliance permitting the accomplishment of work less than that which is needed to comply fully with the rehabilitation standards. Authorization of this lesser level of property improvement will remain in effect for such time as the owner resides in the dwelling, unless it is determined by NRHA that because of changed circumstances the property owner has become financially capable of

full compliance. At that time, full compliance with the rehabilitation standards will be required.

5. Public Improvements

There is a need to construct a number of improvements to the public infrastructure in Lamberts Point to remedy existing deficiencies or to develop new improvements to make the neighborhood more liveable and attractive. These public improvements include:

- reconstruction of Bowdens Ferry Road from 39th Street to 35th Street and from 35th Street to 26th Street
- construction of a traffic circle at 38th Street and Bowdens Ferry Road and extension of the landscaped center median on 38th Street from Bluestone Avenue to Bowdens Ferry Road, and landscape improvements to 38th Street from Bowdens Ferry Road to Hampton Boulevard
- realignment and reconstruction of 26th Street from Bluestone Avenue to Bowdens Ferry Road
- realignment and reconstruction of 25th Street and 26th Street at their intersection with Bowdens Ferry Road
- installation of additional neighborhood street lights

- construction of curb, gutter, and sidewalks along Elkhorn and Bluestone Avenues from 38th Street to 25th Street
- several areas in Lamberts Point frequently experience problems with flooding, including but not limited to Parker Avenue from 38th Street to 41st Street and Elkhorn Avenue from 37th Street to 40th Street, and improvements to the storm drainage system are needed to correct these flooding problems
- elimination of a number, to be determined, of north-south streets between 42nd Street and 43rd Street and elimination of a number, to be determined, of east-west streets between Hampton Boulevard and Bowdens Ferry Road

The Authority will make every effort to execute identified public improvements during the lifespan of the project. To that end, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. Funding constraints will limit the scope and/or timing of these improvements. The Authority, with the assistance of the Lamberts Point community, will continue to monitor the Project Area in order identify and address public improvement deficiencies during the life of the Conservation Project. Public improvements to the existing circulation system will be undertaken in close cooperation with local transportation officials, neighborhood representatives, and representatives from surrounding areas.

#### 6. Design Review

A design review process is necessary to establish and maintain property values, ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan, and assure continuous maintenance of the Project. Therefore, developers who purchase property from NRHA shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, the Norfolk Design Review Committee, and finally by the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. The aforementioned approvals of plans and identification shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

#### 7. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Lamberts Point Conservation Project Area will require an intensive effort on the part of the Authority and its program capabilities as well as a close working relationship with the City's Housing Services Division and its housing-related programs. It is intended that the Housing Services Division, as well as other City departments and agencies will be fully involved in the direction



and coordination of the programs implemented in the Lamberts Point Conservation Project Area.

C. Land Use Plan

The land use plan for the Lamberts Point Conservation Project is generally consistent with the development plan for the neighborhood. The Lamberts Point Neighborhood Conservation Project Land Use Plan, Exhibit 2, is attached hereto and made a part hereof.

Conservation activities will support and be compatible with the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways and other similar uses which conform to the general residential nature of the project area.

Residential: new construction and properties rehabilitated in accordance with the Lamberts Point Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk.

Commercial: shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and

similar non-profit institutional uses compatible with the surrounding neighborhood.

Industrial: industry primarily located along the Norfolk and Western Railway right-of-way and between Bowdens Ferry Road and Hampton Boulevard south of 35th Street.

Norfolk Redevelopment and Housing Authority (NRHA), City of Norfolk staff, UDA Architects, the Civic Leagues of Lamberts Point, and representatives of the Lamberts Point community have met and discussed proposed land use recommendations. These discussions have resulted in the identification of the area between the existing housing on 26th street and the Norfolk and Western railyard's right-of-way as an area requiring further study and analysis. Following adoption and approval of the Conservation Plan, it is the intent of NRHA to undertake additional analysis of this area and to review with the Civic Leagues of Lamberts Point and representatives of the Lamberts Point community ways in which to address the major issues facing this area. Issues which require further analysis and discussion include but are not limited to future land use patterns and environmental, building, and traffic conditions relating to the feasibility of extending Powhatan Avenue to connect with Hampton Boulevard.

D. Other Provisions Necessary to Meet Federal, State and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1960) and the United States P. L. 91-646, 42 USC 4601 et. seq.). In the acquisition of real property in the Lamberts Point Conservation Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days prior written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary

living accommodations can be offered the occupant at a rent or purchase price which is within his/her economic means. All occupants will be advised of all benefits to which they may be entitled. The relocation program will be administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

Any amendments to the plan are subject to review by the Lamberts Point Civic Leagues, or its successors, if any, and will be discussed at a scheduled public hearing. Formal adoption of any amendments will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment must be approved by the Council of the City of Norfolk.

3. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to attain the objectives outlined in the plan. One objective is to achieve completion of project activities by the end of the year 2015. The Authority will monitor project activities and continue to work with the Lamberts Point Civic Leagues.

#### 4. Environmental Impact Considerations

Norfolk Redevelopment and Housing Authority, coordinating with the City of Norfolk, is responsible for the preparation of an Environmental Review Record for the Lamberts Point Conservation Project. A finding of "No Significant Impact" will be required by the U. S. Department of Housing and Urban Development for this project if federal financial assistance, principally Community Development Block Grant funds, are to be made available for conservation related activities. When completed, the Environmental Review Record may be examined and copied during normal working hours at the Fiscal Division, City of Norfolk, Room 807, City Hall, Norfolk, Virginia 23510. All interested parties will have an opportunity to comment on the Environmental Review Record prior to the project implementation. In the event that some activities are to be conducted within the Project Area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with the applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which affects the validity of the conclusions reached.

#### 5. Non-Discrimination Considerations

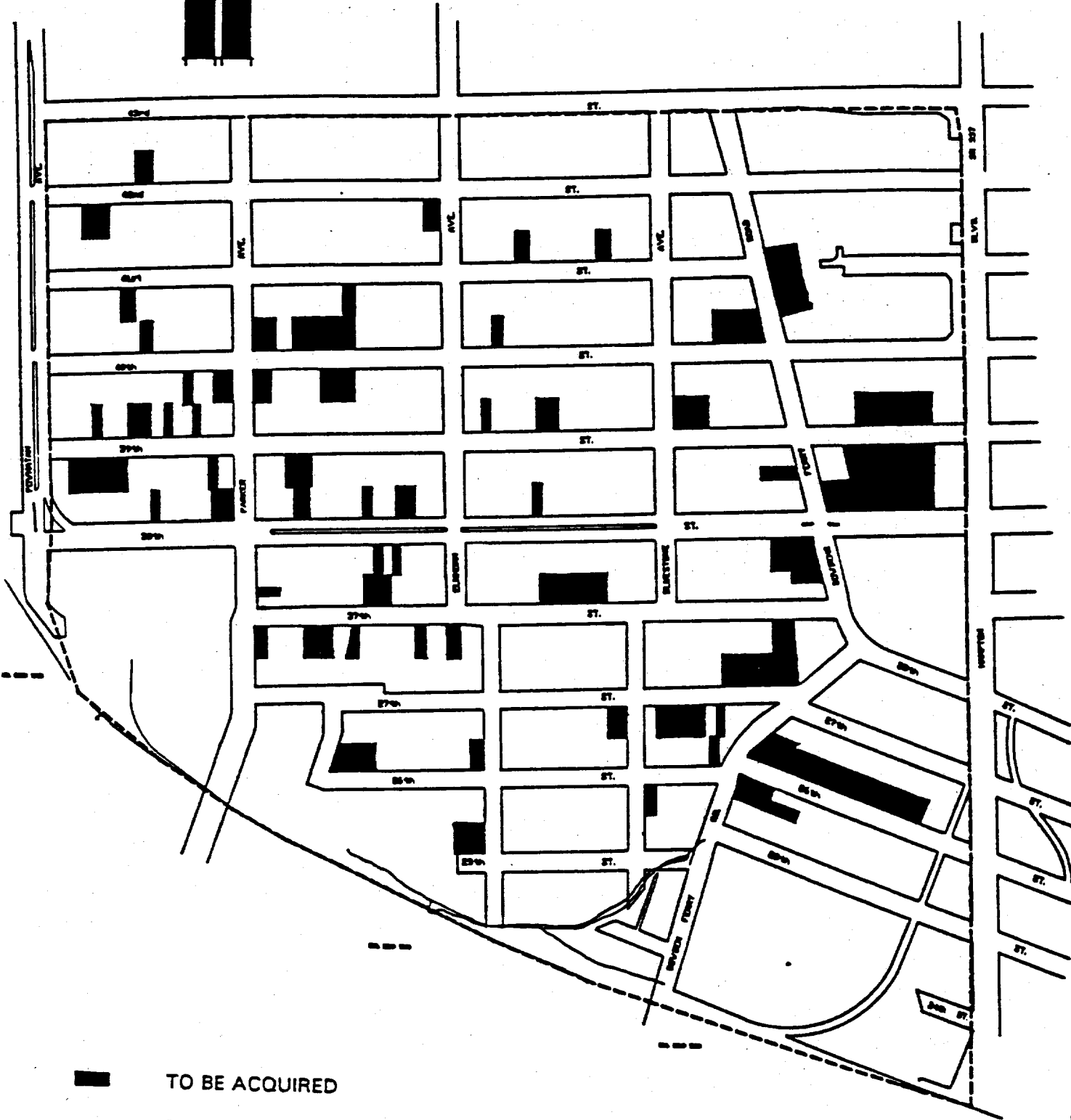
The Norfolk Redevelopment and Housing Authority enthusiastically pursues a policy of non-discrimination with regard to race, color,

creed, national origin, age, sex, disability/handicap or familial status in all aspects of its Redevelopment and Conservation Programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Authority actively involves Project Area residents as well as other citizens and community groups in the development of the Conservation Plan and in the execution of program activities. Citizen involvement and participation in the Lamberts Point Conservation Project has been achieved through the Lamberts Point Civic Leagues and representatives of the Lamberts Point community. These participants have met to discuss and assist in the planning and design of the Conservation Plan. The participants have assisted in identifying plan objectives, determining project boundaries, identifying needed public improvements, and identifying structures to be acquired. Also identified was the critical need for the benefits, services and protection offered by the Conservation Plan. The members of the Civic Leagues will continue to take an active role in discussing the particulars of the plan with other Lamberts Point residents and the Civic Leagues will be encouraged to take an active role in the implementation of the Plan.

**EXHIBIT 1**



TO BE ACQUIRED  
PROJECT BOUNDARY

NRHA LAMBERTS POINT CONSERVATION PROJECT



EXHIBIT 1A

Planned Acquisitions in Lamberts Point Conservation Project Area

1530 West 42nd Street

Vacant lot between 1524 West 42nd Street and 1530 West 42nd Street

1551 West 42nd Street

Vacant lot between 1545 West 42nd Street and 1551 West 42nd Street

1545 West 42nd Street

1401 West 42nd Street

1535 West 41st Street

1522 West 41st Street

1427 West 41st Street

1336 West 41st Street

1312 West 41st Street

1522 West 40th Street

1515 West 40th Street

1501 West 40th Street

Two vacant lots between 1501 West 40th Street and 1507 West 40th Street

1453 West 40th Street

1450 West 40th Street

1446 West 40th Street

1436 West 40th Street

1432 West 40th Street

1426 West 40th Street

1424 West 40th Street

Two vacant lots between 1419 W. 40th Street and 1441 W. 40th Street

1354 West 40th Street

Vacant lot between 1264 W. 40th Street and 4003 Bowdens Ferry Road

1545 West 39th Street

1541 West 39th Street

1538 West 39th Street

1537 West 39th Street

Vacant lot between 1533 W. 39th Street and 1537 W. 39th Street

1532 West 39th Street

1528 West 39th Street

1526 West 39th Street

1522 West 39th Street

1510 West 39th Street

1507 West 39th Street

1443 West 39th Street

1439 West 39th Street

1344 West 39th Street

1328 West 39th Street

1324 West 39th Street

Vacant lot between 1316 W. 39th Street and 1324 W. 39th Street

1268 West 39th Street

1266 West 39th Street

1264 West 39th Street

1262 West 39th Street

1227 West 39th Street

Vacant lot between 1227 W. 39th Street and 1221 W. 39th Street

1226 West 39th Street

1222 West 39th Street

1221 West 39th Street

1220 West 39th Street

1216 West 39th Street

1215 West 39th Street

1214 West 39th Street

1213 West 39th Street

Two vacant lots between 1213 W. 39th Street and 3801 Hampton  
Boulevard

1210 West 39th Street

1206 West 39th Street

1530 West 38th Street

1506 West 38th Street

1504 West 38th Street

1442 West 38th Street

1423 West 38th Street

1422 West 38th Street

1419 West 38th Street

Vacant lot between 1410 W. 38th Street and 1418 W. 38th Street

1410 West 38th Street

Vacant lot between 1356 W. 38th Street and 1345 W. 39th Street

1334 West 38th Street

1247 West 38th Street

Commercial structure corner of W. 38th Street and Bowdens Ferry  
Road

1224 West 38th Street

1222 West 38th Street

1220/1218 West 38th Street

1212/1210 West 38th Street

1208 West 38th Street

1447 West 37th Street

Vacant lot between 1441 W. 37th Street and 1431 W. 37th Street

1425 West 37th Street

1422 West 37th Street

1418 West 37th Street

1413 West 37th Street

1407 West 37th Street

1324 West 37th Street

Vacant lot between 1312 W. 37th Street and 1324 W. 37th Street

1247 West 37th Street

Vacant lot between 1301 W. 27th Street and 1305 W. 27th Street

1301 West 27th Street

1273 West 27th Street

1269 West 27th Street

1267 West 27th Street

1257 West 27th Street

1246 West 27th Street

Vacant lot between 1264 W. 27th Street and 1246 W. 27th Street

1430 West 26th Street

1428 West 26th Street

1422 West 26th Street

1400 West 26th Street

1283 West 26th Street

Vacant lot between 1283 W. 26th Street and 1275 W. 26th Street

1262 West 26th Street

1246 West 26th Street

1241 West 26th Street

1238 West 26th Street

1234 West 26th Street

Vacant lot between 1230 W. 26th Street and 1234 W. 26th Street

1230 West 26th Street

1228 West 26th Street

1226 West 26th Street

Vacant lot between 1220 W. 26th Street and 1226 W. 26th Street

1220 West 26th Street

1216 West 26th Street

1214 West 26th Street

1402 West 25th Street

Vacant lot between 1402 West 25th and City property

4040 Bowdens Ferry Road

4038 Bowdens Ferry Road

4034 Bowdens Ferry Road

4030 Bowdens Ferry Road

4028 Bowdens Ferry Road

4026 Bowdens Ferry Road

4020 Bowdens Ferry Road

4012 Bowdens Ferry Road

4003 Bowdens Ferry Road

3819 Bowdens Ferry Road

3731 Bowdens Ferry Road

Vacant lot between 3715 Bowdens Ferry Road and 3731 Bowdens Ferry Road

3715 Bowdens Ferry Road

3711 Bowdens Ferry Road

2604 Bowdens Ferry Road

Vacant lot between 2616 Bowdens Ferry Road and 2604 Bowdens Ferry Road

2604 Campbell Avenue

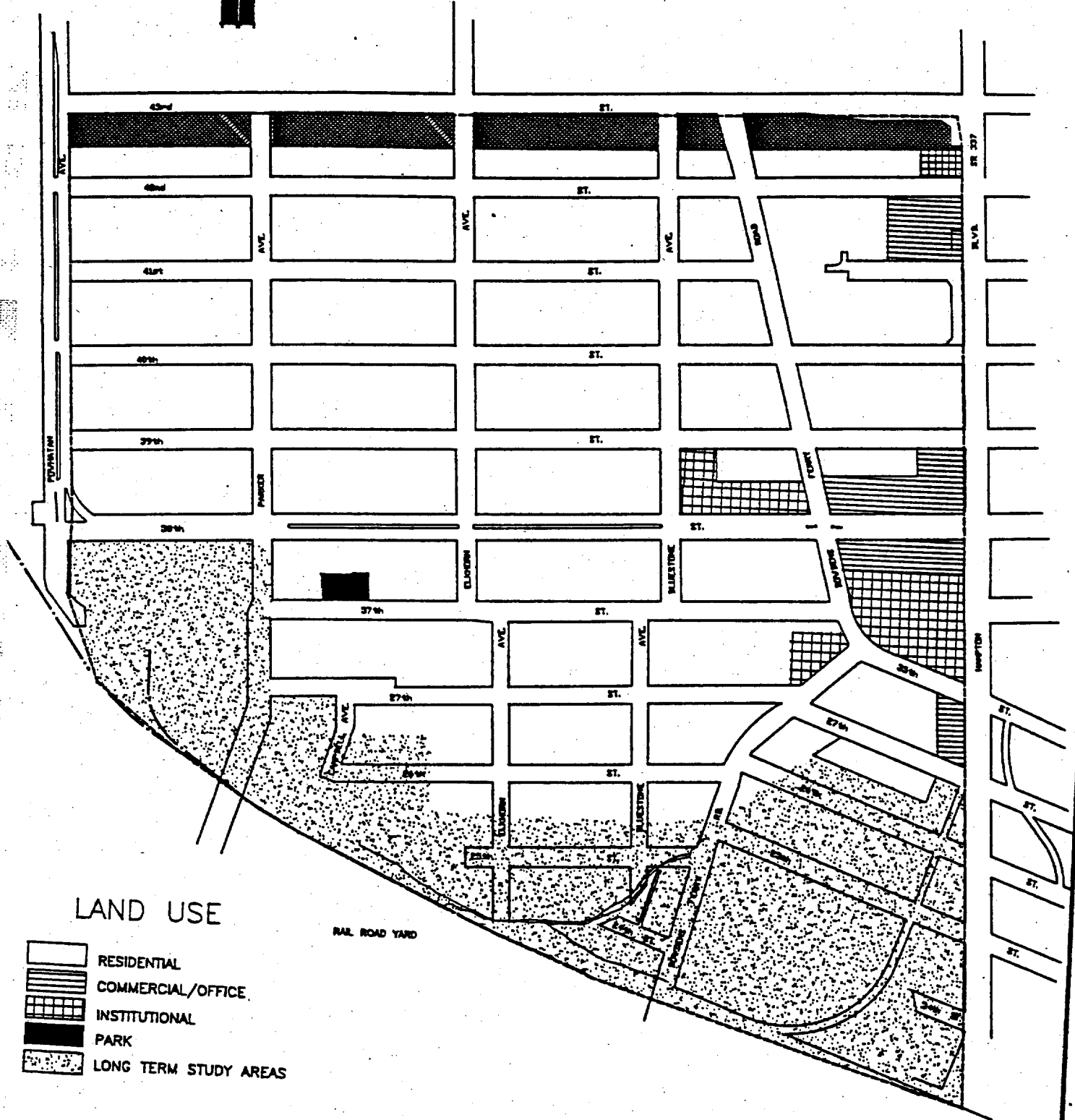
2600 Campbell Avenue

3710 Parker Avenue

**EXHIBIT 2**

**EXHIBIT 3**





# LAND USE

- RESIDENTIAL
- COMMERCIAL/OFFICE
- INSTITUTIONAL
- PARK
- LONG TERM STUDY AREAS

NRHA

LAMBERTS POINT  
CONSERVATION PROJECT

**NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY**  
**PROPERTY REHABILITATION STANDARDS**  
**FOR THE**  
**LAMBERTS POINT CONSERVATION PROJECT AREA**

**EXHIBIT 3**

## REHABILITATION STANDARDS

### Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project Area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seeks prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Virginia Uniform Statewide Building, Plumbing, Electrical, and Volume 2 Building Maintenance Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these rehabilitation standards.

In addition to compliance with local statutes, codes and ordinances, all properties shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201

SERVICE AND FACILITIES

R201-1

Utilities shall be independent for each property.

R201-2

Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

R201-3

Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

R202

R202-1

ACCESS

ACCESS TO THE PROPERTY.

R202-1.1

Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R202-2

ACCESS TO THE BUILDING

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability, and economy of maintenance.

R202-2

ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203

R203-1

METHOD OF DETERMINING NUMBER OF DWELLING UNITS

Each dwelling or portions thereof providing complete

living facilities for one family shall be counted as a dwelling unit.

R203-2

A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204

R204-1

#### DILAPIDATED STRUCTURES

All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205

R205-1

#### MAINTENANCE

All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

R206-1

#### ADMINISTRATIVE REVIEW PROCEDURE

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be appointed as indicated below for three year terms, subject to approval by the Commissioners of the Norfolk Redevelopment and Housing Authority.

1. One member, from the staff of Norfolk Redevelopment and Housing Authority and one member, who is a resident of the City of Norfolk but not a resident of the conservation project area, shall be chosen by the staff of Norfolk Redevelopment and Housing Authority.
2. Three members who are residents of the conservation project area shall be appointed by the Lamberts Point community.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical

or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impractical.
- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

#### SITE CRITERIA R300

##### OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301

##### COURTS

- a. Outer courts shall have at least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate dwelling units or buildings.
- b. The distance between building walls of outer courts under other conditions shall be not less than 5 feet.
- c. Inner courts shall have at least 50 square feet area and minimum dimensions as for outer courts.

R302  
R302-1

##### SITE IMPROVEMENTS

The open space of each property shall provide for (a) the

plaster.

R401-2  
R401-2.1

#### MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

#### NOTES

- (1) Abbreviations  
DU - Dwelling Unit  
LR - Living Room  
DR - Dining Room  
FDA - Dining Area  
K - Kitchen  
K'ette - Kitchenette  
BR - Bedroom  
OHR - Other Habitable Room  
NP - Not Permitted
- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

Name of Space (1)	Room Count	SCHEDULE			Least Dimension (3)
		Min. Area 1&2 BR DU	(Sq. Feet) 3+ BR DU		
LR	1	140	150		
DR	1	80	100		10' - 0"
K	1	50	60		7' - 8"
K'ette (5)	1/2	40	NP		3' - 0"
BR	1	70	70		3' - 4"
Total BR	--	1BR, 100	3BR, 240		7' - 0"
OHR	--	2BR, 170	4BR, 340		1st BR of each
LR-DA	1	70	70		DU 8' - 0"
LR-DR	1 1/2	160	180		7' - 0"
LR-DA-K	2	200	220		(8)
K-DA (7)	2	210	240		(8)
K-DR (7)	1 1/2	80	100		(8)
K'ette-DA (7)	2	120	140		(8)
LR-DA-BR (8)	1	60	80		(8)
LR-BR (8)	2	220	---		(8)
	1 1/2	190	---		(8)

R401-3  
R401-3.1

#### DWELLING UNITS

A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2

At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling unit or dwelling unit, except that a single tub or shower shall suffice for not more than eight persons. Occupancy shall not exceed these limitations.

R401-3.3

Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4

The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5

Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.



R401-4

#### CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1

At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7 1/2 feet; and the floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5

R401-5.1

#### ROOM ARRANGEMENTS

Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2

Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3

A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4

A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6

R401-6.1

#### KITCHEN FACILITIES

Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2

Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7

R401-7.1

#### BATH FACILITIES

Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures

shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2

Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8

#### LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9

R401-9.1

#### CLOSETS

Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2

Where separate closets for each existing bedroom are not possible a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3

Clothes closets shall have a shelf and a rod.

R401-10

R401-10.1

#### GENERAL STORAGE

Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for

each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402  
R402-1  
R402-1.1

#### LIGHT AND VENTILATION HABITABLE ROOMS

All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2  
R402-2.1

#### KITCHENS

Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3  
R402-3.1

#### BATHROOMS AND TOILET COMPARTMENTS

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/1 sq. ft., or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4  
R402-4.1

#### PUBLIC SPACES GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2

#### PUBLIC ENTRANCE SPACES TO BUILDING

a. All public entrance spaces should have natural light

provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.

- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3

#### PUBLIC HALLWAYS AND STAIRWAYS

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.

R402-5  
R402-5.1

#### HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6  
R402-6.1

#### VENTILATION OF UTILITY SPACES

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7  
R402-7.1

#### VENTILATION OF STRUCTURAL SPACES

Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2

All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8  
R402-8.1

#### MECHANICAL VENTILATION SYSTEMS

Mechanical ventilation systems shall have a capacity of at least 60 cu. ft. per minute.

R403  
R403-1  
R403-1.1

#### DOORS AND ACCESS OPENINGS

##### EXTERIOR DOORS

Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	<u>Existing</u>	<u>New</u>
a. Main entrance door	3'0"x6'6"	3'0"x6'8"
b. Service doors	2'6"x6'6"	3'6"x6'8"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2

R403-2.1

#### INTERIOR DOORS

Existing doors in sound condition all approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 3' - 0" wide, double door, 2' 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum. Height of new doors in openings, 6' - 8".

R403-2.2

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3

All door hardware shall be maintained in good operating condition.

R404

R404-1

#### WINDOWS

All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2

All glass must be replaced with the same kind of material when cracked or broken. All glass must be intact and tightly sealed.

R405

R405-1

#### STAIRWAYS

All stairways shall provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1

Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of

repair.

R406  
R406-1  
R406-1.1

#### HALLWAYS GENERAL

Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R406-2  
R406-2.1

#### DISTANCE OF TRAVEL

Where only one stairway is required, and is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any dwelling unit to the stairway shall not exceed 20 feet. Where the stairway is enclosed, this distance shall not exceed 30 feet.

R407  
R407-1

#### MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2

The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3

No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

#### FIRE PROTECTION

R500  
R500-1

#### OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501  
R501-1

#### GENERAL

The properties within the conservation project area shall be brought into conformity with applicable fire prevention code of the City of Norfolk and shall comply with additional requirements set out in these standards.

502  
R502-1

#### EXITS

Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a

suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway or operable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2

Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by an device which would impede or prohibit ready egress.

R502-3

In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4

If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5

When secondary exit is by means of an operable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily operable from the inside.

R502-6

Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

R502-7

For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one-hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.

R503

R503-1

R503-1.1

#### INTERIOR FIRE PROTECTION PARTY OR LOT LINE WALLS

Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.

R503

R503-2

R503-2.1

#### PROTECTION

#### WALLS, FLOOR AND CEILING CONSTRUCTION

The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing

plaster in this location which is in good condition may remain.

R503-3  
R593-3.1

#### **SURFACE FLAME SPREAD RATINGS**

The classification of interior finish and trim materials shall be accordance with Standard Designation E84 of the ASTM, (1) and as shown in the table below.

R503-3.2

Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R503-3.3.

<u>Location</u>	<u>Class</u>	<u>Flame Spread Rating</u>
Hallways, stairways, and other exits	B	25 - 75
Rooms within dwelling unit except for kitchen space	C	75 - 200
Kitchen or kitchen space	B	25 - 75
Small spaces enclosing heating or other fire hazardous equipment	A	0 - 25

R503-3.3

Existing interior finish materials, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

R503-4  
R503-4.1

#### **ENCLOSURE OF VERTICAL OPENINGS**

The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2

For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R503-4.3

Every habitable unit must be supplied with at least one approved type smoke detector.



R504  
R504-1  
R504-1.1

**EXTERIOR FIRE PROTECTION  
EXTERIOR STAIRWAYS**

An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2

Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2  
R504-2.1

**ROOF COVERING**

In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to a Class C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2

In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

**WORKMANSHIP AND MATERIALS**

R601

All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

**CONSTRUCTION**

R700  
R700-1

**OBJECTIVE**

To assure that the construction of the dwelling unit will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2

**PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION**

R700-2.1

**PREVENTIVE MEASURES**

a. Windows or other openings near grade to have snug-

fitting screens;

- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701  
R701-1  
R701-1.1

#### EXTERIOR CONSTRUCTION AND FINISH WALLS

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2

All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

R701-1.3

All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702  
R702-1

#### ROOFS

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the

entrance of moisture into the structure and provide reasonable durability.

R702-1.1

A weatherproof roof shall be maintained and all rain water conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703  
R703-1

#### WINDOWS, DOORS AND OTHER OPENINGS

Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2

Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704  
R704-1

#### CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705  
R705-1

#### FLOORS

All sagging exterior floors and stairs must be repaired. If bracing is used, it must be aesthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

R706  
R706-1

#### FLASHING, GUTTERS AND DOWNSPOUTS

All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

R706-2

All gutter and downspouts must be securely fastened and free from rust and holes.

R706-3

Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.

R706-4

Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707  
R707-1  
R707-1.1

## INTERIOR CONSTRUCTION AND FINISH WALLS AND CEILINGS

Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2

All basement walls must be coated so as to remain dry at all times.

R708  
R708-1

## FLOORS

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2

Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3

In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4

Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5

Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

## MECHANICAL EQUIPMENT

R800  
R800-1

### OBJECTIVE

To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801  
R801-1

### GENERAL

Every dwelling unit shall have heating facilities which are capable of heating 80 per cent of all habitable rooms, bathrooms and water closets to 70 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F, and said heating facilities shall be capable of heating all other rooms to 65 degrees at a height of 3 feet

above floor level with an outside temperature of 15 degrees F.

R802  
R802-1

#### HEATING

Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F, and said heating facilities shall be capable of heating all other rooms to 65 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F.

R802-2

Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803  
R803-1

#### DOMESTIC WATER HEATING STORAGE CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal/Hr. 100 F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2  
R803-2.1

#### CAPACITIES-TANKLESS TYPE

Instantaneous water heaters rated in gallons per minute - 100 degrees R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 Dwelling Units Served	5.00 G.P.M.
3 Dwelling Units Served	7.75 G.P.M.
4 Dwelling Units Served	10.00 G.P.M.
5 Dwelling Units Served	12.75 G.P.M.
6 Dwelling Units Served	15.00 G.P.M.
7 Dwelling Units Served	17.75 G.P.M.
8 Dwelling Units Served	20.00 G.P.M.
9 Dwelling Units Served	22.75 G.P.M.
10 Dwelling Units Served	25.00 G.P.M.
11 Dwelling Units Served	27.75 G.P.M.

R803-3  
R803-3.1

#### VENTING

All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804  
R804-1  
R804-1.1

#### PLUMBING GENERAL

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2

#### REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3  
R804-3.1

#### CONDITION OF EXISTING PLUMBING

Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805  
R805-1  
R805-1.1

#### ELECTRICAL GENERAL

All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient from proper illumination and appliance usage.

R805-1.2

Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3

All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.

R805-1.4

No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make inoperative.

R805-1.5

Existing electrical facilities shall meet no less than the

following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is great.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.
- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
- e. Appliance outlets shall be of adequate capacity and properly installed in accordance with the Uniform Statewide Building Code.
- f. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
- g. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.





Commissioners' Meeting Date: January 24, 1994

Title:

**RESOLUTION ADOPTING THE CONSERVATION PLAN FOR THE  
LAMBERTS POINT CONSERVATION PROJECT AND  
APPROVING CONDITIONS UNDER WHICH RELOCATION  
PAYMENTS WILL BE MADE**

Resolution:

WHEREAS, the Council of the City of Norfolk has found to be deteriorated or deteriorating a portion of the City bounded generally by Hampton Boulevard on the east, 43rd Street on the north, Powhatan Avenue on the west, and the Norfolk and Western Railway's Lamberts Point railyards on the south (the Study Area); and

WHEREAS, pursuant to a request by the City of Norfolk this Authority has investigated the physical, environmental and social conditions existing in the Study Area as well as the effect of said conditions upon the health, safety, morals, welfare and economic well-being of the community as a whole; and

WHEREAS, this Authority has selected a portion of the Study Area (the Project Area) which is blighted, deteriorated or deteriorating and eligible for conservation pursuant to Section 36-49.1 et seq of the 1950 Code of Virginia as amended which Project Area is generally described as follows:

Beginning at the point of intersection of the eastern line of Powhatan Avenue and the southern line of 43rd Street; thence, southwardly along the eastern line of Powhatan Avenue to its intersection with the northern boundary of the Lamberts Point railyards right-of-way; thence, eastwardly along the northern boundary of the Lamberts Point railyards right-of-way to the western line of Hampton Boulevard; thence, northerly along the western line of Hampton Boulevard to its intersection with the southern line of 43rd Street; thence, westwardly along the southern line of 43rd Street to the point of beginning.

WHEREAS, this Authority has prepared a plan for the conservation of the Project Area known as the "Conservation Plan for the Lamberts Point Conservation Project" (the Plan) consisting of 27 pages and 3 exhibits, which Plan has been duly exhibited at this meeting; and

Commissioners' Action:

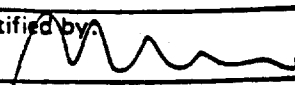
Moved by:

Seconded by:

☒ Approved

☐ Disapproved

Certified by:



"Over For Instructions"

## Continuation Of Commissioners' Resolution

Title:

**RESOLUTION ADOPTING THE CONSERVATION PLAN FOR THE  
LAMBERTS POINT CONSERVATION PROJECT AND  
APPROVING CONDITIONS UNDER WHICH RELOCATION  
PAYMENTS WILL BE MADE**

WHEREAS, it is recognized that Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, creed, sex, age or national origin under any program or activity receiving Federal financial assistance and that Executive Order 11063 prohibits discrimination on the basis of race, color, creed, sex or national origin in the sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the Plan was the subject of a Public Hearing held jointly by the Commissioners of this Authority and the Council of Norfolk on December 14, 1993; and

WHEREAS, the Plan was reviewed and considered in light of the foregoing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY:

1. That it is hereby found and declared that the Project Area as a whole is blighted, deteriorated or deteriorating and eligible for conservation; that certain properties designated as being economically or structurally infeasible of rehabilitation should be acquired and that other properties will be acquired if (a) their owners fail to rehabilitate them to project standards in accordance with provisions of the Plan within one year after being requested to do so, or (b) if they are determined by this Authority to be infeasible of rehabilitation or their use and condition is inconsistent with the purpose of the Plan;
2. That the conditions under which the Authority will make relocation payments are hereby in all respects approved, and the Executive Director is hereby designated as the official whose duty it is to approve all proper claims for relocation payments;

Commissioners' Action:

Moved by:

Seconded by:

☐ Approved

☐ Disapproved

Certified by:

Title:

**RESOLUTION ADOPTING THE CONSERVATION PLAN FOR THE  
LAMBERTS POINT CONSERVATION PROJECT AND  
APPROVING CONDITIONS UNDER WHICH RELOCATION  
PAYMENTS WILL BE MADE**

3. That the Conservation Plan for the Lamberts Point Conservation Project is hereby adopted and in all respects approved and the Secretary is hereby directed to file a certified copy of the Plan with the minutes of this meeting and the Executive Director is authorized to forward the Plan to the Council of the City of Norfolk for its approval;
4. That all interested parties are hereby assured of full compliance by the Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.

Commissioners' Action:

Moved by:

Seconded by:

☐ Approved

☐ Disapproved

Certified by:

Form and Correctness Approved:

Contents Approved: *OK*By Daniel R. Hogenstein  
Office of the City Attorney

NORFOLK, VIRGINIA

By *Ray*  
DEPT.**R-3****Resolution 729**

A RESOLUTION ADOPTING A CONSERVATION PLAN FOR THE LAMBERTS POINT CONSERVATION PROJECT AND CONCURRING IN A RESOLUTION HERETOFORE ADOPTED BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY.

- - -

WHEREAS, the Norfolk Redevelopment and Housing Authority (hereinafter "the Authority") has prepared a Conservation Plan for the project area known as the Lamberts Point Neighborhood; and

WHEREAS, the Authority has adopted a resolution approving the Conservation Plan and approving the conditions under which relocation payments will be made; and

WHEREAS, the Conservation Plan and the resolution have been presented to this Council for appropriate action; and

WHEREAS, Council has maturely considered the proposed Plan and the resolution as adopted by the Authority; and

WHEREAS, the Council finds the Plan and the resolution to be appropriate and proper in all respects; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the proposed Conservation Plan for the Lamberts Point Neighborhood Conservation Project be, and the same hereby is, approved, ratified and confirmed.

Section 2:- That the area to be included within the Lamberts Point Neighborhood Conservation Project is described as follows:

Beginning at the point of intersection of the eastern line of Powhatan Avenue and the southern line of W. 43rd Street; thence, southwardly along the eastern line of Powhatan Avenue to its intersection with the northern boundary of the Lamberts Point railyards

right-of-way; thence, eastwardly along the northern boundary of the Lamberts Point railyards right-of-way to the western line of Hampton Boulevard; thence, northerly along the western line of Hampton Boulevard to its intersection with the southern line of W. 43rd Street; thence, westwardly along the southern line of 43rd Street to the point of beginning.

Section 3:- That this Council joins in and concurs in Resolution No. 7783, adopted by the Board of Commissioners of the Authority on January 24, 1994.

Section 4:- That the appropriate City officers are hereby authorized to do all things necessary to implement and carry out the approved Conservation Plan, acting in concert where necessary with representatives of the Authority.

Section 5:- That this resolution shall be in effect from and after the date of its adoption.

Adopted by Council March 15, 1994  
Effective March 15, 1994

TRUE COPY  
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: DEPUTY CITY CLERK